

CITY COUNCIL AGENDA

1. Call To Order

2. Roll Call

3. Meditation And Pledge Of Allegiance To The Flag

4. Consent Agenda - Approval Of Staff Recommendations

*(Items on the Consent Agenda [marked by *] will be approved as recommended by staff, subject to removal from the Consent Agenda by Council.)*

5. Approval Of Agenda And Additions

6. Presentations

o. ACE Educators Awards Ceremony:

Susan Breon, Chair of the Advisory Committee on Education (ACE), will introduce the 2014 ACE Educator Award recipients from five Greenbelt schools. Council will present each recipient with a certificate. County Councilmember Ingrid Turner and County School Board Member Peggy Higgins will be present. Representatives from the City's State delegation may have a representative present. The 2014 award recipients are:

Eric Dent	Eleanor Roosevelt High School
Pamela Schnupp	Springhill Lake Elementary School
Tanesha Wiggins	Magnolia Elementary School
Jennifer Mitchem	Turning Point Academy
Theresa Wehrman	Greenbelt Elementary School

Documents: [ACE AWARDS.PDF](#)

o. Proposed FY 2015 City Budget:

The City Manager will present his proposed budget for Fiscal Year 2015, which begins July 1, 2014, and ends June 30, 2015.

7. Petitions And Requests

(Petitions received at the meeting will not be acted upon by the City Council at this meeting unless Council waives its Standing Rules)

8. *Minutes Of Council Meetings

o. Regular Meeting, February 10, 2014

Documents: [REGULAR MEETING 2-10-14.PDF](#)

o. Regular Meeting, February 24, 2014

Documents: [REGULAR MEETING 2-24-14.PDF](#)

o. Regular Meeting, March 10, 2014

Documents: [REGULAR MEETING 3-10-14.PDF](#)

9. Administrative Reports

10. *Committee Reports

o. * Public Safety Advisory Committee, Report #2014-2

(Playground Surfacing Recommendations): It is recommended that Council accept this report and consider it on the agenda of a future meeting. (CM)

Documents: [PSAC REPORT 2014-2.PDF](#)

11. A Resolution To Negotiate The Purchase Of Replacement Windows At The Springhill Lake Recreation Center ...

... with General Glass Corporation of Beltsville, Maryland at a Cost of Eighteen Thousand Six Hundred Eighty Seven Dollars (\$18,687)

- 2nd Reading, Adoption

Reference:(Documents Attached Below) Resolution
Memorandum, David E. Moran, 2/28/14

The City was awarded \$140,000 in Community Development Block Grant (CDBG) funding to complete the next phase of renovation work at the Springhill Lake Recreation Center. The two main components of this project are the replacement of the roof (flat & shingled) and windows.

Three quotes were obtained from General Glass, Brylin Glass and Albert Glass, for the window replacement with costs ranging from \$18,687 to \$42,825. General Glass submitted the lowest quote. The proposed Resolution will enable the City to procure the windows from General Glass at a cost of \$18,687.

At the same time, the City plans to replace both the flat and shingled roofing on the facility. The flat roof will be replaced with the same "green" product (TPO roofing) used at the Municipal and Public Works buildings. Staff received quotations for the roof replacement work from J. E. Wood & Sons for a cost of \$133,495 and Crowley Construction for a cost of \$98,031. Staff recommends the work be awarded to Crowley Construction. Since Crowley Construction is on the City's Negotiated Purchase list, no further action by Council is necessary.

The two above items total \$116,718. Staff will look to identify a facility renovation project that utilizes the remaining \$23,282 in CDBG funding.

Ms. Pope introduced this resolution for first reading at the last meeting. It is recommended the resolution be introduced for second reading and moved for adoption tonight. (DEM)

Documents: [ITEM 11 MEMO.PDF](#), [ITEM 11 RESOLUTION.PDF](#)

12. A Resolution Providing For The Designation Of Certain Contiguous Property In The City Of Greenbelt, Maryland (The "City") ...

...currently known as the Greenbelt Station as a development district (the "Greenbelt Station Development District") for Purposes of Sections 12-201 et seq. of the Economic Development Article of the Annotated Code of Maryland, as Amended (the "Tax Increment Financing Act"), and of a Geographically Coincident Area as a Special Taxing District (the "Greenbelt Station Special Taxing District") for the Purposes of Sections 21-407 et seq. of the Local Government Article of the Annotated Code of Maryland, as amended (the "Special Taxing District Act", and Collectively with the Tax Increment Financing Act, the "Acts") (Collectively, the "Districts"); Creating Certain Special Funds Pursuant to the Acts; Pledging that the City will Allocate and Divide Property Taxes on Real Property within the Greenbelt Station Development District so that a Certain Portion of the Real Property Tax (the "Tax Increment") will be Allocated and Paid into One of the Special Funds, and Providing for the Levy, Imposition and Collection of Special Taxes or Ad Valorem Taxes on Real Property within the Greenbelt Station Special Taxing District to be Deposited to the Other Special Fund in the Event the Tax Increment Revenues are or will be Insufficient to Pay Debt Service on Any Special Obligation Bonds that May be Issued By The Mayor and City Council of the City under the Acts; Levying, Imposing and Providing for the Collection of the Special Tax

Pursuant to the Rate and Method Identified in the Resolution; and Generally Providing for the Levy, Imposition, Collection and Application of Such Special Tax in Accordance with the Acts.

- 1st Reading

Reference: (Documents attached below) Resolution

Memorandum, C. Craze, 02/25/2014

Petitioners Requests, 03/19/2014

As a condition of the 2006 annexation of the Greenbelt Station South Core area, the City entered into an agreement setting forth parameters for the City to provide public funds for the construction of a north-south connector road. One alternative for providing such financing was for the City to issue bonds payable from no more than 50% of the increase in incremental tax revenues for that area and from a back-up special tax on properties in that area.

The first steps required to establish the preconditions for any such financing are for the City to designate a contiguous area as a tax increment financing development district to specify the properties from which tax increment revenue can be derived to pay taxes on such bonds and to designate the same contiguous area as a special taxing district in which special taxes can be levied and collected to support such bonds if the tax increment revenue is insufficient.

NVR MS Cavalier Greenbelt, LLC (NVR MS"), NVR, Inc., d/b/a NVHomes ("NVHomes"), and NVR, Inc., d/b/a Ryan Homes ("Ryan Homes" and, collectively with NVR MS and NVHomes, the "Owners"), are the owners of the real property described in the Resolution (the "Property"). The Property forms a contiguous area and is located entirely within the geographic boundaries of the City. The Owners and Atapco Properties, Inc. (collectively the "Petitioners"), have proposed that (1) the entire Property be designated as a development district and the entire Property be designated as a special taxing district; (2) any bonds issued to finance or reimburse the costs of the public improvements be repaid in the first instance through real property tax revenues allocable to the tax increment with respect to the Property; and (3) if the assessed valuation of the Property in any year is not sufficient to generate tax increment revenues so that 50% (or such lower percentage as may be determined by the City) of such tax increment tax revenues will be at least equal the amount necessary to repay such bonds, the City will impose special taxes or ad valorem taxes on the Property to repay the bonds.

The Petitioners have submitted to the City a request entitled "Request to Create and Establish a Special Taxing District, Levy and Impose Special Taxes on the Property in the Special Taxing District, and Issue Special Obligation Bonds" (the "Request"). The Petitioners represented and warranted in the Request that, as required by the Special Taxing District Act, they are (i) the owners of at least two-thirds of the assessed valuation of the real property located in the proposed special taxing district and (ii) at least two-thirds of the owners of the real property located in the proposed special taxing district.

Council held a work session on the establishment of a TIF district and a special taxing district for the South Core on March 5, 2014. It was noted at the work session that property values in the South Core will increase as those properties are improved. Establishing the TIF district now would establish a base value which would be used in calculating future tax increments.

The Resolution expressly provides that the City does not, by the adoption of the Resolution, obligate itself to authorize or issue any tax increment financing bonds; it is only the first step if future public funding is to be made available.

As requested by Council at the work session, this resolution has been prepared for introduction and first reading tonight. A Public Hearing on the resolution will be scheduled

for the next regular meeting. Robert Doory or John Stalfort of Miles Stockbridge, the City's Bond Counsel, will be present. (MM)

Documents: [ITEM 12 CRAZE MEMO.PDF](#), [ITEM 12 PETITIONERS REQUEST.PDF](#)

13. Award Of Purchase – Lawn Mowing And Landscape Services

Reference: Memorandum, J. Sterling, 03/18/2014

On February 3, 2014, the City issued a Request for Proposals (RFP) for Lawn Mowing and Landscape Services. Six proposals were received ranging from \$44,820 to \$438,716 for specified lawn mowing and landscape services for various areas of the City. Proposal submissions included an alternate price for the same services for part of Mandan Road and Hanover Parkway and these prices ranged from \$8,433 to \$180,507.

Public Works staff reviewed the three lowest proposals received for the specified services and the alternative services from Brickman (\$53,262), Blue Lake Landscaping (\$73,320) and TruGreen Landscaping (\$77,184). Reference checks on these three companies indicated they are capable and dependable contractors capable of doing the work described in the RFP. Brickman and TruGreen have worked for the City in the past. Additionally, Brickman is currently working for other property owners in the same areas that the RFP covers and has governmental experience working with other cities such as Bowie and Annapolis.

Public Work staff recommends that Council award the RFP for both specified and alternative lawn mowing and landscape services to Brickman for a total cost of \$53,262. (JS)

Documents: [ITEM 13 STERLING MEMO.PDF](#)

14. Outdoor Films – Roosevelt Center

In response to the pending closing of the Greenbelt Theater for renovation, the Recreation Department has developed a proposal to provide outdoor films in Roosevelt Center. The films would be family oriented and shown in the plaza area with folks bringing their own chairs or blankets. The cost to show movies every other weekend from May through October (12 movies) would be around \$2,400, plus staff costs to set up and breakdown.

Greg Varda, Acting Assistant Recreation Director, will be present to further explain the proposal. (MM)

15. Council Reports

16. * Reappointment To Advisory Group

Reference: Reappointment Survey

Elsie Waynes has indicated her willingness to continue to serve on the Advisory Committee on Education. Approval of this item on the consent agenda will indicate Council's intent to appoint Ms. Waynes to a new term. (CM)

17. MEETINGS

o. MEETINGS

Reference: Chart, Stakeholder/Regular Meetings

Master Calendar

Meeting	Day	Date	Time
Reception for ACE Educator Awards	Mon.	03/24	7:30 pm
Regular Meeting/ACE Educator Awards & Budget Presentation	Mon.	03/24	8:00 pm
Budget Work Session – Revenues, Overview & General Government (CC)	Wed.	03/26	8:00 pm
Budget Work Session – Social Services	Mon.	03/31	8:00 pm
Budget Work Session – Misc. & Other Funds (CC)	Wed.	04/02	8:00 pm
Regular Meeting	Mon.	04/07	8:00 pm
Budget Work Session – Planning (CC)	Wed.	04/09	8:00 pm
No Meeting (Passover)	Mon.	04/14	
Work Session – TBD (CC)	Wed.	04/16	8:00 pm
No Meeting (Easter Monday)	Mon.	04/21	
Budget Work Session – Public Works (CC)	Wed.	04/23	8:00 pm
Regular Meeting/1 st Public Hearing on Proposed Budget	Mon.	04/28	8:00 pm
Four Cities Meeting (New Carrollton)	Tues.	04/29	7:30 pm
Budget Work Session – Recreation (CC)	Wed.	04/30	7:30 pm
Budget Work Session – Public Safety	Mon.	05/05	8:00 pm
Budget Work Session – Contribution Groups (CC)	Wed.	05/07	7:30 pm
Reception for ACE Student Awards	Mon.	05/12	7:30 pm
Regular Meeting/ACE Student Awards	Mon.	05/12	8:00 pm
Budget Work Session – Green Ridge House (GRH)	Wed.	05/14	7:30 pm
Budget Work Session – Final Budget Review	Mon.	05/19	8:00 pm
Work Session – TBD (CC)	Wed.	05/21	8:00 pm
No Meeting – City Holiday (Memorial Day)	Mon.	05/26	

Regular Meeting/2 nd Public Hearing on Proposed Budget	Tues.	05/27	8:00 pm
Work Session – TBD (CC)	Wed.	05/28	8:00 pm

Ready to be scheduled:

Roosevelt Center Owner
Park & Planning (stakeholder)

Prince George's County Economic Development Corp.

Hotels

Franklin Park

Update on Greenbelt Station North Core

Greenbelt Theater Operations

WSSC/PEPCO (stakeholder)

Greenway/Beltway Plaza (stakeholder)

Business Coffee

Prince George's County School Board

FPAB/Ancestral Knowledge

John Abell Petition

Roosevelt Center Festivals

For later scheduling:

Zoning Enforcement

Parkway Apartment Owners/GHI (parking)

Northway Fields Master Plan

City Manager Updates (Jan, Pre-budget; June, & Sept/Oct)

Camp Fire USA proposal

Rental Apartments (stakeholder)

Cemetery Plans

Meeting with County on Transportation Plan

Information Technology Dept.

Gardens/Forest Preserve Issues

Documents: [MEETINGS.PDF](#)